



POSTED: June 2, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Meeting Agenda City of Warwick Planning Board

Date: Wednesday, June 8, 2022

Time: 6:00 p.m.

Location: Police Department Community Room
99 Veterans Memorial Drive
Warwick, RI.

Call to Order

I. **Meeting Minutes:** Discussion and/or Action and/or Vote:

- A. April 2022 Meeting Minutes
- B. May 2022 Meeting Minutes

II. **Applications:** For discussion, consideration and/or action (vote) regarding the following petitions. The Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

A. **Continued (From April 13, 2022) Public Informational Meeting.**
Major Land Development, Master Plan Application.

The applicant is requesting a Master Plan Approval to allow for the development of a 70,000 square foot trades contractor storage development in a Light Industrial (LI) District.

Location:	175 Post Road
Assessor's Plat/Lots:	291 / 45 & 74
Assessor's Lots:	45 & 74
Applicant:	Artak Avagyan and Lee Beausoleil
Zoning:	Light Industrial (LI)
Land Area:	15.67 acres
Ward:	6
Engineer:	DiPrete Engineering

B. Continued (From May 11, 2022) Public Informational Meeting.

Major Land Development / Subdivision with Zone Change. Master Plan Application.
The applicant is requesting Conditional Master Plan Approval to allow for the development of a single-bay car wash with vacuum spaces to be merged with the abutting Cumberland Farms gas station and convenience store. Two (2) lots proposed to be merged. No access is proposed to Fessenden Street.

Location: 66 Fessenden Street/87 West Natick Road
Assessor's Plat: 273
Assessor's Lots: 378 & 409
Applicant: EG America
Zoning: General Business (GB)/Residential (A7)
Proposed Zoning: General Business (GB) with exemptions
Land Area: 1.82 acres
Ward: 8
Engineer: Civil Design Group, LLC

C. Continued (From May 11, 2022) Public Meeting.

Recommendation to Warwick City Council for Zone Change with Special Use Permit and exemptions; to allow for the development of a single-bay car wash with vacuum spaces to be merged with the abutting Cumberland Farms gas station and convenience store. No access is proposed to Fessenden Street.

Location: 66 Fessenden Street/87 West Natick Road
Assessor's Plat: 273
Assessor's Lots: 378 & 409
Applicant: EG America
Zoning: General Business (GB)/Residential (A7)
Proposed Zoning: General Business (GB) with exemptions
Land Area: 1.82 acres
Ward: 8
Engineer: Civil Design Group, LLC

D. Public Informational Meeting.

Major Land Development with Zone Change, Master Plan Application.

The applicant is requesting Conditional Master Plan Approval with zone change to allow for the construction of a 200-unit, multi-family residential development in City Centre Warwick.

Location: 2119 Post Road
Assessor's Plat: 323
Assessor's Lots: 523
Applicant: Skydra Development, LLC
Existing Zoning: City Centre Warwick Gateway (G)
Proposed Zoning: City Centre Warwick Intermodal (IM)

Land Area: 6.51 acres+/-
Ward: 3
Engineer: DiPrete Engineering

E. Public Meeting.

Recommendation to Warwick City Council for Zone Change from Gateway(G) to Intermodal(IM) to allow for the development of 200-unit, multi-family residential development in City Centre Warwick.

Location: 2119 Post Road
Assessor's Plat: 323
Assessor's Lots: 523
Applicant: Skydra Development, LLC
Existing Zoning: City Centre Warwick Gateway (G)
Proposed Zoning: City Centre Warwick Intermodal (IM)
Land Area: 6.51 acres+/-
Ward: 3
Engineer: DiPrete Engineering

F. Notice of Wetlands Alteration, RIDEM Application No. 21-0300

Location: Joseph Court
Assessor's Plat: 223
Assessor's Lots: 213, 215, & 216
Applicant: Valley Brook Partners, Inc.
Zoning: A-40 Residential
Land Area: 6.51 acres+/-
Ward: 9
Engineer: David D. Gardner & Associates, Inc.

III. Adjournment

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.